



9

Planning Commission Study Session

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

FROM: STEPHANIE BUBENEHEIM, PLANNER II *SB*
(480) 503-6625, STEPHANIE.BUBENHEIM@GILBERTAZ.GOV

THROUGH: AMY TEMES, INTERIM PRINCIPAL PLANNER *AT*
(480) 503-6729, AMY.TEMES@GILBERTAZ.GOV

MEETING DATE: DECEMBER 5, 2018

SUBJECT: S18-06, CONTRERAS FARMS

STRATEGIC INITIATIVE: Community Livability

This project will allow for low density residential development within the Santan Character Area.

REQUEST

S18-06, Contreras Farms: Preliminary Plat and Open Space Plan for Contreras Farms by VIP Homes, for 14 home lots on approximately 10.07 acres of real property generally located east of the northeast corner of Higley and Mews Roads in the Single Family 15 (SF-15) zoning district.

RECOMMENDED MOTION

Request for input only. No motion required.

APPLICANT/OWNER

Company: Bowman Consulting Group
Name: Troy Peterson
Address: 1295 W. Washington St. Ste. 108
Tempe, AZ 85281
Phone: 480-629-8830
Email: tpeterson@bowmanconsulting.com

Company: VIP Homes
Name: Evelyn Peterson
Address: 3048 E. Baseline Rd. Ste. 102
Mesa, AZ 85204
Phone: 480-892-1654
Email: evelyn@viphomes.com

BACKGROUND/DISCUSSION

History

Date	Description
<i>May 8, 2007</i>	Town Council approved A06-99 adopting Ordinance No. 1934 approving the annexation of approximately 25 acres into the Town of Gilbert including the subject site.
<i>March 25, 2008</i>	Town Council approved GP07-13 adopting Resolution No. 2872 for a Minor General Plan Amendment to change the land use classification of 20.10 acres from Residential > 0-1 DU/Acre to Residential > 1-2 DU/Acre.
<i>March 25, 2008</i>	Town Council approved Z07-122 adopting Ordinance No. 2095 rezoning 25.1 acres from Maricopa County Rural-43 to Single Family-35 (SF-35) and Single Family-15 (SF-15).

Overview

The 10.07 gross acre subject site was annexed into the town on May 8, 2007 as part of larger area east of the southeast corner of Higley and Riggs Roads. The subject site was conventionally rezoned from Maricopa County Rural-43 to Single Family-15 zoning district in 2008. Currently the site consists of 3 parcels with one single family residential home constructed in 1982 under Maricopa County jurisdiction. The single-family home will remain on one of the lots of this proposed 14 lot subdivision. Access is provided from Mews Road off of Higley Road to the west. The site is part of the Santan Character Area with larger lot residential surrounding the site. The development meets the General Plan goal of encouraging low density development with rural-themed streetscapes. The ungated subdivision will have two access points along Mews Road and an internal loop road. All lots will have custom homes.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Residential > 0-1 DU/Acre	Single Family-43 (SF-43)	Peterson Acres Subdivision
South	Residential > 0-1 DU/Acre	Maricopa County Rural-43 (RU-43)	Mews Road then Single Family Residential Homes/Agriculture
East	Residential > 0-1 DU/Acre	Maricopa County Rural-43 (RU-43)	Single Family Residential Homes
West	Residential > 1-2 DU/Acre	Single Family-15 (SF-15)	Single Family Residential Homes
Site	Residential > 1-2 DU/Acre	Single Family-15 (SF-15)	Single Family Residential Home/Vacant

Pre-Plat Summary

Contreras Farms preliminary plat has 14 lots of varying sizes, ranging from a minimum of 15,342 sq. ft. to 44,889 sq. ft. The largest lot (lot 14) will have an existing single family residential home.

Three of the lots will front Mew's Road while all other lots will be accessed by the looped local street proposed. Mew's Road will be developed as a local street with the Agrarian Street cross section and the internal loop road will be developed to Town of Gilbert Agrarian Local Standards 50' R/W. There is a height restriction easement on the east 36.5' of Lot 6 at the request of the subdivision to the north as a means to keep views of the Santan Mountains to the south. A note is made on the plat to restrict structures or landscaping over 6' in height in this easement.

In coordination with the Town and the Mew's Meetinghouse project on the southeast corner of Higley and Mew's Road (DR18-117 approved November 5, 2018), the sewer line will be designed and constructed by VIP Homes from the Mew's Meetinghouse eastern boundary to the eastern boundary of Contreras Farms. The Town will design the roadway improvements along Mews Road from Higley to the eastern boundary of Contreras Farms and construct the roadway improvements. Construction will be in coordination with sewer line installation. The property owner will dedicate Mews Road right-of-way to the Town of Gilbert.

The project is planned to develop as a single phase. Please see the table below for the development standards reflected in this preliminary plat. The preliminary plat as shown is in substantial conformance with the General Plan and Land Development Code.

Project Data Table

Site Development Regulations	Required per LDC Single Family -15 (SF-15)	Proposed Contreras Farms
Minimum Lot Area (sq. ft. per DU)	15,000	15,000
Minimum Lot Dimensions (width x depth)	110' x 120'	110' x 120'
Maximum Height (ft.)/Stories	30'/ 2-story	30'/ 2-story
Minimum Building Setbacks (ft.)		
Front	30'	30'
Side	15'	15'
Rear	30'	30'
Maximum Lot Coverage (%)	35% single-story 35% two-story	35% single-story 35% two-story

Open Space Plan

The overall open space percentage for the proposed development is 15% (1.54 acres) with one main passive open space/retention area along the north perimeter of the property. The plant palette is comprised of Red Push Pistache and Southern Live Oak trees, Orange Jubilee, San Diego Red Bougainvillea, Valentine Bush, Petite Pink Oleander, Dwarf Myrtle, and Little John Dwarf Bottlebrush shrubs with groundcover incorporated throughout the 6 landscape tracts in the subdivision.

The theme walls proposed are a split face CMU block wall 6'8" tall and stained "Harvest Brown" with an 8" band, columns, and wall cap all stained "Cocoa Brown." Column caps are concrete and columns will be 2' square and provided at the ends of wall segments. Theme walls are

provided along landscape tracts where lots adjoin open space. The subdivision sign will be incorporated into the theme wall along "Tract A"; the CMU wall will receive a stucco finish with mortar cap where signage is proposed.

REQUESTED INPUT

1. Input regarding the overall subdivision design and building layout as well as open space and theme walls.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'S. B.', with a stylized flourish at the end.

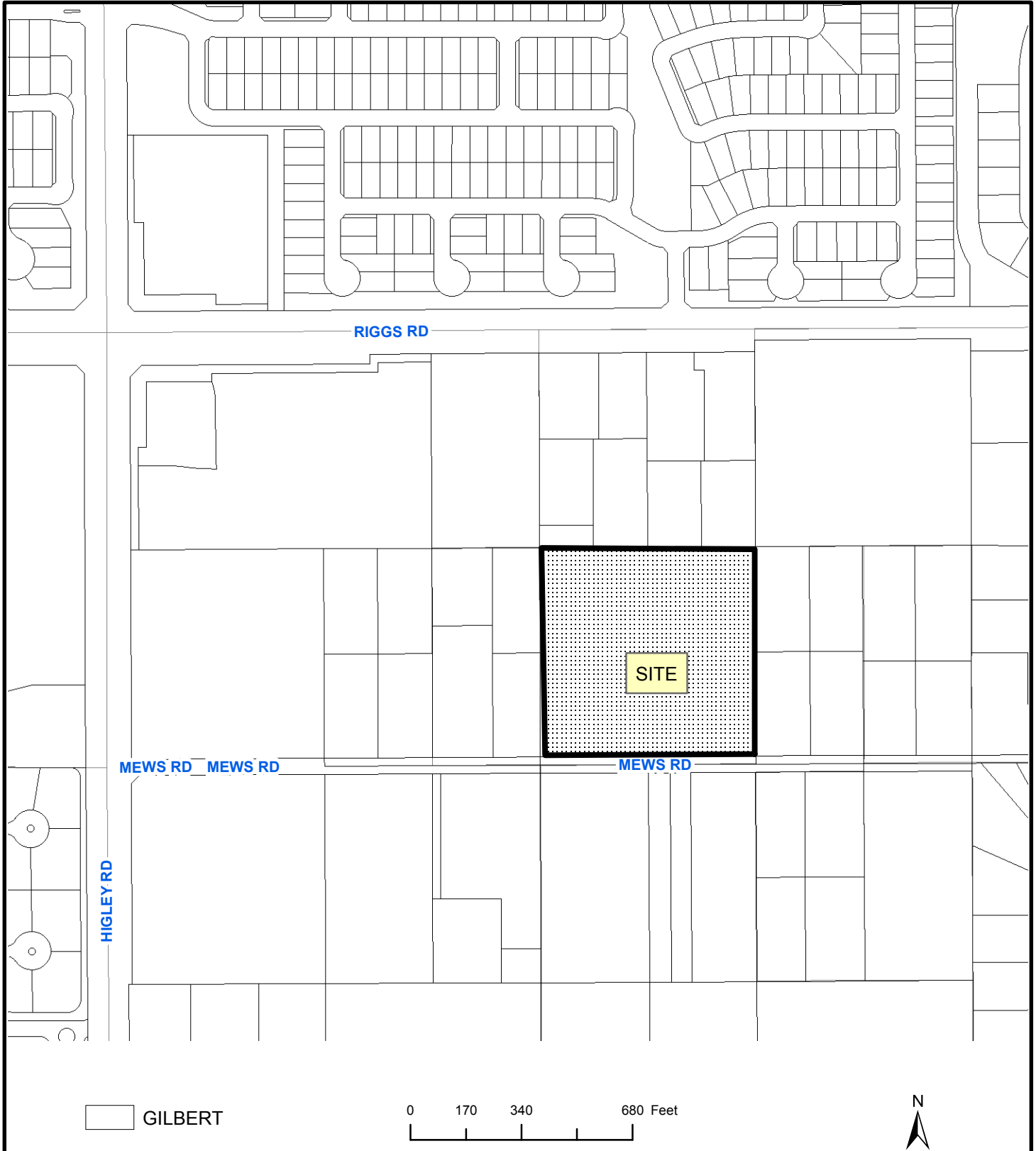
Stephanie Bubenheim
Planner II

Attachments and Enclosures:

Attachments:

- 1) Vicinity Map
- 2) Aerial Photo
- 3) Preliminary Plat
- 4) Open Space Plan
- 5) Materials and Color Board
- 6) Grading and Drainage Plan

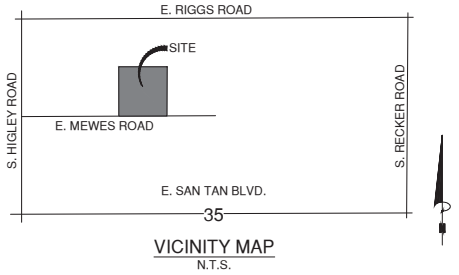
S18-06 Contreras Farms
Vicinity Map





PRELIMINARY PLAT
FOR
CONTRERAS FARMS
GILBERT, ARIZONA

LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER
OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH,
RANGE 6 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA



ENGINEER

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OWNER/DEVELOPER

VIP HOMES
3048 E. BASELINE ROAD
SUITE 102
MESA, ARIZONA 85204
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P: 480.892.1654

BASIS OF BEARING

THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH,
RANGE 6 EAST, GILA AND SALT RIVER BASE AND MERIDIAN. THE SAID LINE ALSO
BEING THE CENTERLINE OF RIGGS ROAD, WHICH BEARS NORTH 89°39'49" EAST,
PER BOOK 589, PAGE 47, M.C.R.

BENCHMARK

A BRASS CAP IN HANDHOLE LOCATED AT THE INTERSECTION OF
RIGGS ROAD AND HIGLEY ROAD, SAID POINT ALSO BEING THE
NORTHWEST CORNER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 6 EAST,
GILA AND SALT RIVER BASE AND MERIDIAN.

ELEVATION = 1336.50 NAVD88 AND TOWN OF GILBERT DATUM

GROSS AREA	438,796.04 SF	10.07 AC
NET AREA	422,290.96 SF	9.69 AC
LOT SUMMARY		
LOT TOTAL	14	
TOTAL LOT AREA	279,575.84 SF	6.42 AC
AVG. LOT AREA	19,969.70 SF	0.46 AC
MIN. LOT AREA	15,342.94 SF	0.35 AC
MAX LOT AREA	44,889.58 SF	1.03 AC
LOT %	63.71%	
PROPOSED DENSITY (NET)	1.44 DU/AC	
OPEN SPACE SUMMARY		
TOTAL OPEN SPACE AREA	67,281.66 SF	1.54 AC
OPEN SPACE %	15.33%	
RIGHT-OF-WAY SUMMARY		
RIGHT-OF-WAY AREA	91,938.54 SF	2.11 AC
RIGHT-OF-WAY %	20.95%	
RIGHT-OF-WAY LOCAL AREA	75,433.46 SF	1.73 AC
RIGHT-OF-WAY OFFSITE AREA	16,505.08 SF	0.38 AC

GENERAL PLAN:

RESIDENTIAL >1-2 DU/ACRE
ZONING: SF-15

MINIMUM BUILDING SETBACKS:

SF-15 STANDARDS
FRONT: 30 FEET
SIDE: 15 FEET
REAR: 30 FEET

MAXIMUM LOT COVERAGE

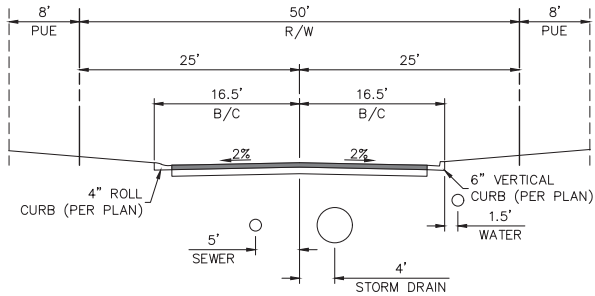
ONE STORY: 35%
TWO/THREE STORY: 35%

MINIMUM LOT DIMENSIONS:

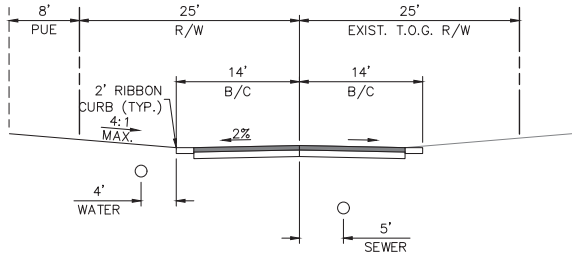
WIDTH: 110'
DEPTH: 120'

NOTE:

- EXISTING WELL AND SEPTIC TO REMAIN ON LOT 14
- STREET LIGHTS WILL BE PROVIDED THROUGH THE STANDARD T.O.G. CROSS SECTION DETAILS.
- THE HEIGHT RESTRICTION EASEMENT ON LOT 6 RESTRICTS ANY STRUCTURES OR LANDSCAPING OVER 6' IN HEIGHT
- ALL LINES UNDER 69KV WILL BE PLACED UNDERGROUND WITH THE DEVELOPMENT OF THIS PROJECT



LOCAL STREET (ONSITE)
PER TOWN OF GILBERT
FIGURE 4-13



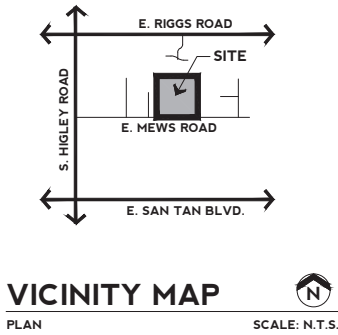
AGRARIAN STREET (MEWES ROAD)
PER TOWN OF GILBERT
FIGURE 4-14
(LOOKING EAST)
TO BE BUILT BY THE TOWN OF GILBERT

LOT #	AREA
1	15400.00 SF
2	15400.00 SF
3	15400.00 SF
4	15400.00 SF
5	25315.72 SF
6	26366.40 SF
7	19764.93 SF
8	15354.53 SF
9	15370.66 SF
10	15387.69 SF
11	17644.19 SF
12	17626.53 SF
13	17608.88 SF
14	44780.79 SF

TRACT AREA			
TRACT ID	TRACT USE	AREA	AREA
A	OPEN SPACE, LANDSCAPE	1999.63 SF	0.05 AC
B	OPEN SPACE, LANDSCAPE, RETENTION	10493.20 SF	0.24 AC
C	OPEN SPACE, LANDSCAPE	2305.57 SF	0.05 AC
D	OPEN SPACE, LANDSCAPE	1912.80 SF	0.04 AC
E	OPEN SPACE, LANDSCAPE, RETENTION, WATER LINE EASEMENT	50738.86 SF	1.16 AC
F	OPEN SPACE, LANDSCAPE	2587.12 SF	0.06 AC

Sheet List Table

Drawing No.	Sheet No.	Sheet Title
PP01	01	PRELIMINARY PLAT
PP02	02	PRELIMINARY PLAT



PROJECT TEAM

DEVELOPER
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CIVIL ENGINEER
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LANDSCAPE ARCHITECT
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126 E. CONSTITUTION COURT
GILBERT, AZ 85296
P: (480) 878.4708
CONTACT: PAUL THOMAS, RLA
EMAIL: PAUL@THOMAS-CROWLEY.COM



LANDSCAPE LEGEND

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QTY.
TREES			
	PISTACIA X 'RED PUSH' RED PUSH PISTACHE	24" BOX	73
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	24" BOX	26
LARGE SHRUBS			
	TECOMA X 'ORANGE JUBILEE' ORANGE JUBILEE	5 GAL.	50
	BOUGAINVILLEA 'SAN DIEGO RED' SAN DIEGO RED BOUGAINVILLEA	5 GAL.	113
SHRUBS			
	EROMOPHILA MACULATA 'VALENTINE' VALENTINE BUSH	5 GAL.	75
	NERIUM OLEANDER 'PETITE PINK' PETITE PINK OLEANDER	5 GAL.	159
	MYRTUS COMMUNIS 'COMPACTA' DWARF MYRTLE	5 GAL.	6
	CALLISTEMON X 'LITTLE JOHN' LITTLE JOHN DWARF BOTTLEBRUSH	5 GAL.	5
GROUNDCOVER			
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	1 GAL.	128
	LANTANA MONTIVENDESIS PURPLE TRAILING LANTANA	1 GAL.	4
TOP DRESSING			
	DECOMPOSED GRANITE EXPRESS BROWN SIZE: 1/2" SCREENED	86,313 S.F.	

LANDSCAPE CALC'S

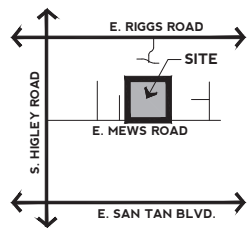
COLLECTOR AND ARTERIAL STREETS
1 TREE PER 25 L.F. WITH 3 SHRUBS PER TREE
WITH 25% VEGETATIVE GROUNDCOVER
REQUIRED: (265 L.F. / 25)(1)(3)
= 11 TREES, 33 SHRUBS
PROVIDED: 11 TREES, 33 SHRUBS

LANDSCAPE AREA

ON SITE LANDSCAPE AREA: 69,315 S.F.
OFF SITE LANDSCAPE AREA: 16,988 S.F.
TOTAL LANDSCAPE AREA: 86,313 S.F.

SITE DATA

LOCATION: HIGLEY ANDMEWS
ZONING: SF-15
GROSS AREA: 438,796 S.F. (10.07 AC)
NET AREA: 422,290 S.F. (9.69 AC)
OPEN SPACE: 67,281 S.F. (1.54 AC)
OPEN SPACE %: 15.33%
TOTAL LOTS: 14
MIN LOT AREA: 15,342 S.F. (.35 AC)
MAX LOT AREA: 44,889 S.F. (1.03 AC)
AVERAGE LOT AREA: 19,969 S.F. (.46 AC)
DENSITY: 1.44 DU/AC



VICINITY MAP

PLAN



PROJECT TEAM

DEVELOPER

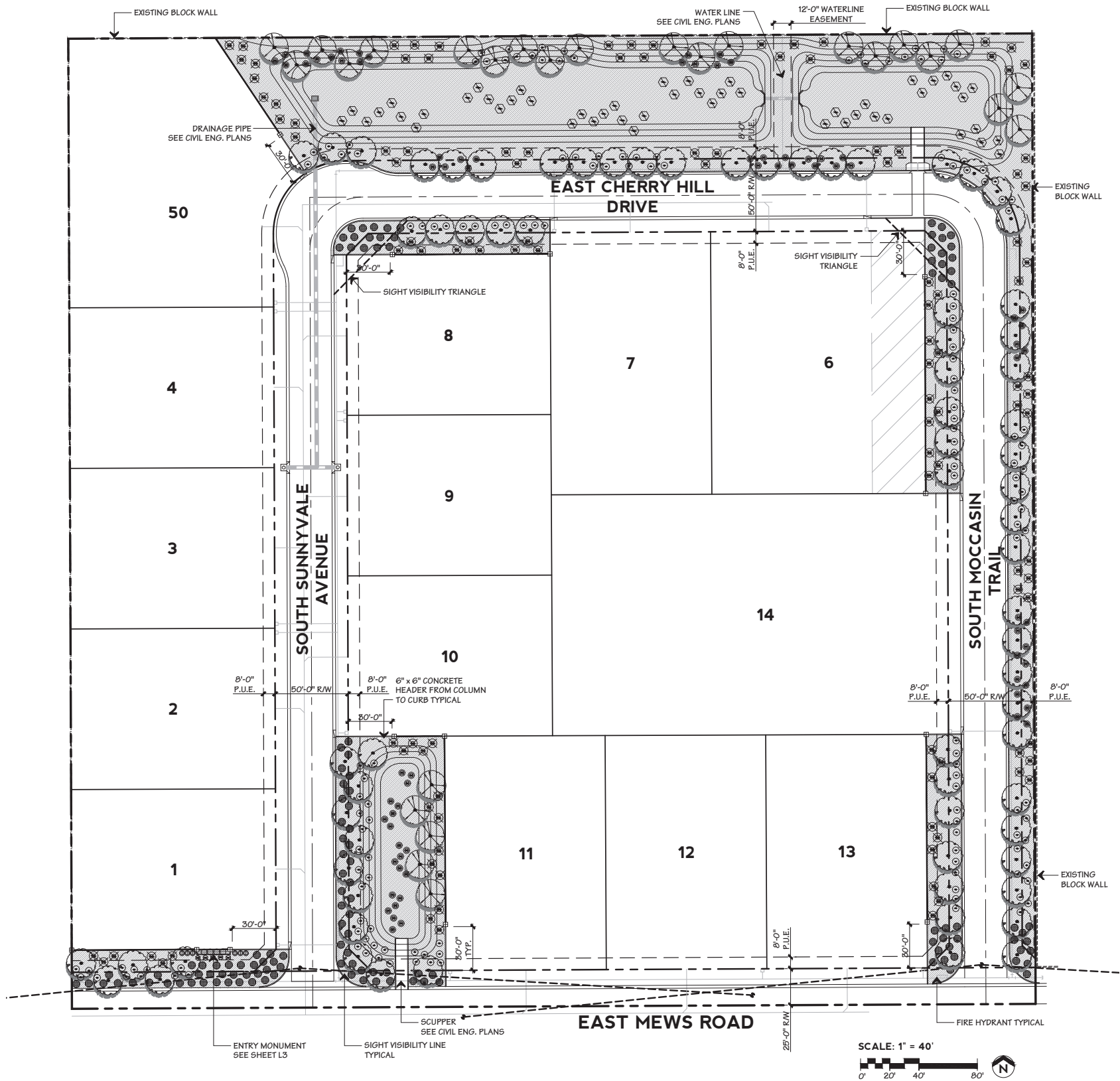
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LANDSCAPE LEGEND

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GROUNDCOVER			SIZE	QTY.
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	1 GAL.		128
	LANTANA MONTIVENDENSIS PURPLE TRAILING LANTANA	1 GAL.		4

TOP DRESSING			QTY.
	DECOMPOSED GRANITE EXPRESS BROWN SIZE: 1/2" SCREENED	86,313 S.F.	

LANDSCAPE CALC'S

COLLECTOR AND ARTERIAL STREETS

1 TREE PER 25 L.F. WITH 3 SHRUBS PER TREE
WITH 25% VEGETATIVE GROUNDCOVER

REQUIRED: (265 L.F. / 25)(1)(3)
= 11 TREES, 33 SHRUBS

PROVIDED: 11 TREES, 33 SHRUBS

LANDSCAPE AREA

ON SITE LANDSCAPE AREA: 69,315 S.F.

OFF SITE LANDSCAPE AREA: 16,980 S.F.

TOTAL LANDSCAPE AREA: 86,313 S.F.

SITE DATA

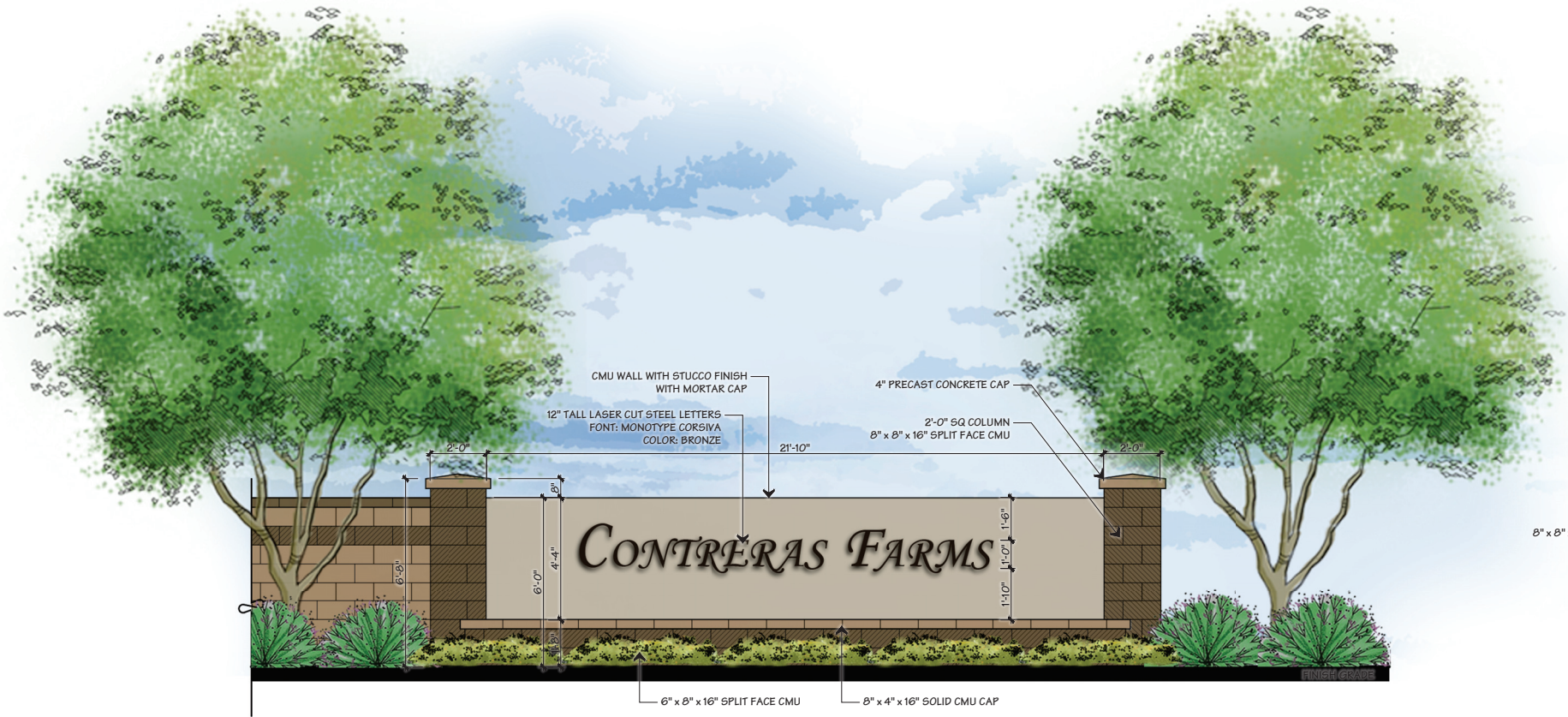
LOCATION: HIGLEY ANDMEWS
ZONING: SF-15

GROSS AREA: 438,796 S.F. (10.07 AC)
NET AREA: 422,290 S.F. (9.69 AC)

OPEN SPACE: 67,281 S.F. (1.54 AC)
OPEN SPACE %: 15.35%

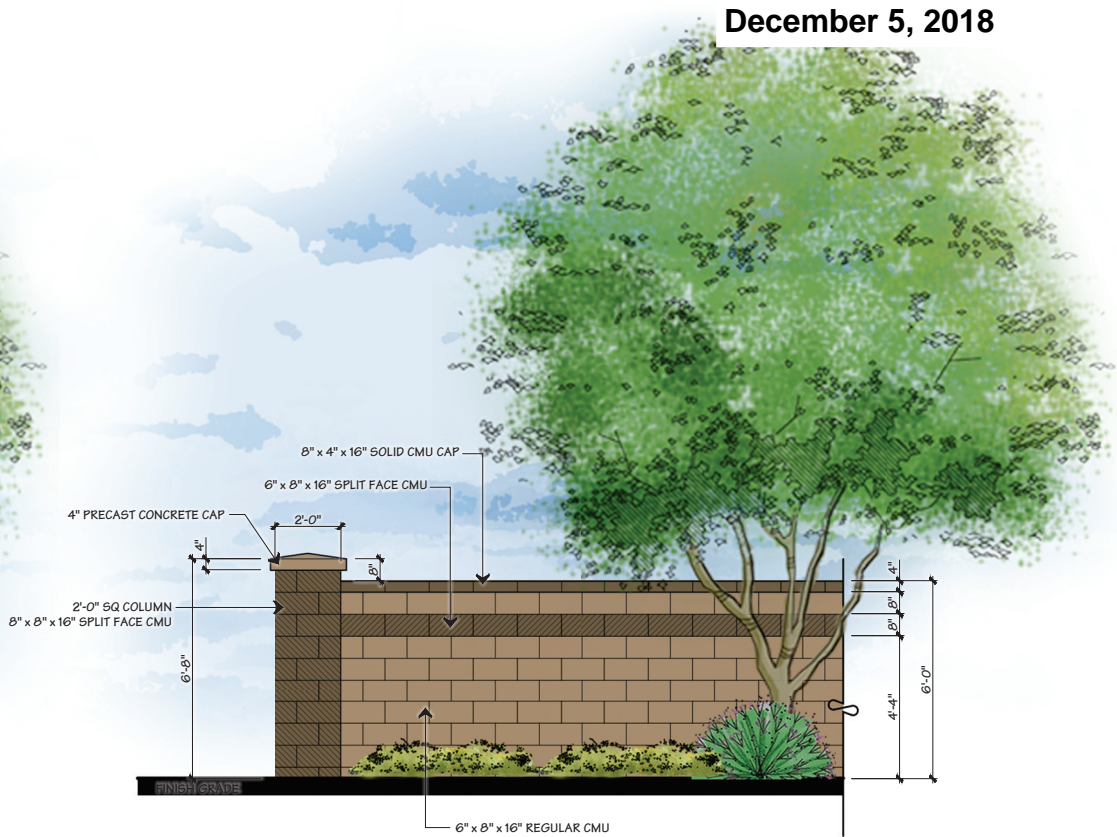
TOTAL LOTS: 14
MIN LOT AREA: 15,342 S.F. (.35 AC)
MAX. LOT AREA: 44,889 S.F. (1.03 AC)
AVERAGE LOT AREA: 19,969 S.F. (.46 AC)

DENSITY: 1.44 DU/AC



1 ENTRY MONUMENT

SCALE: 3/8" = 1'-0"



2 THEME WALL

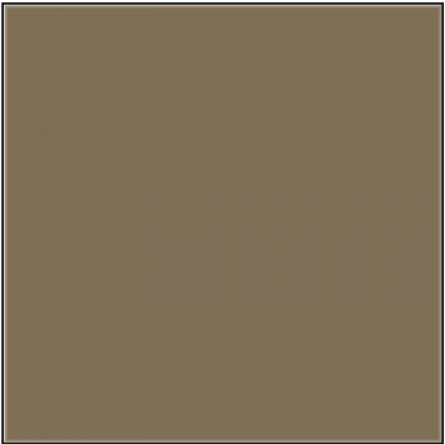
SCALE: 3/8" = 1'-0"



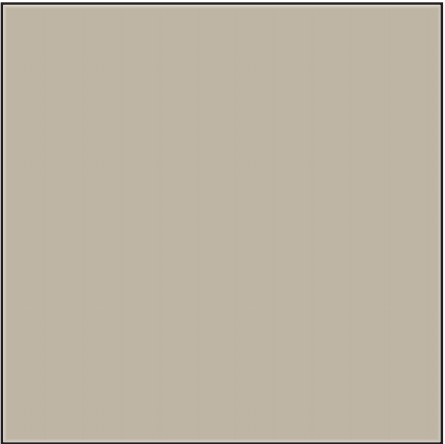
REGULAR CMU & SOLID CMU CAP
COLOR: STAIN TO MATCH SUPERLITE HARVEST BROWN
(OR EQUAL)



SPLIT FACE CMU & SOLID CMU CAP
COLOR: STAIN TO MATCH SUPERLITE COCOA BROWN
(OR EQUAL)



PRECAST CAP
COLOR: STAIN TO MATCH SUPERLITE HARVEST BROWN
(OR EQUAL)



STUCCO
COLOR: PAINT SHERWIN WILLIAMS #7506 LOGGIA
(OR EQUAL)



LASER CUT STEEL LETTERING
COLOR: BRONZE

ment 6: Grading and Drainage Plan
ber 5, 2018

E. RIGGS ROAD

1320.63'

NW4 NE4 NW4 S35 GGS ROAD

N012°59'W 70.00'

NORTH QUARTER CORNER
SECTION 35, T2S, R6E
FOUND BRASS CAP
IN HAND HOLE

LOT 2

LOT 3

PETERSEN ACRES

LOT 4

LOT 5

TRACT B

1351 1352 1353 1354

1353 1352 1354 1354

1354 1352 1354 1352

TRACT E

BASIN B1
HWL=1352
BOT=1349
Vr=57,508 cf
Vp=49,056 cf

BASIN B2
HWL=1352
BOT=1349
Vr=57,508 cf
Vp=20,619 cf

5
FF=1356.09

4
FF=1355.06

3
FF=1355.06

2
FF=1355.22

1
FF=1355.55
ULTIMATE OUTFALL
1353.2

8
FF=1354.98

7
FF=1355.32

9
FF=1355.06

10
FF=1355.10

14
FF=1356.5

11
FF=1356.23

12
FF=1357.06

13
FF=1358.06

TRACT D

TRACT F

HEIGHT RESTRICTION
EASEMENT

0.3% EAST CHERRY HILL DR 0.3%

P=53.42 P=54.17 P=53.06

0.3%

1.0% SOUTH MOCCASIN TRAIL 1.0%

P=53.87 P=54.37 P=57.24 P=57.05

SOUTH SUNNYVALE AVENUE

P=53.54 P=52.94 P=53.76 P=55.85

SPILLWAY

TRACT A

BASIN A
HWL=1353
BOT=1350
Vr=14,580 cf
Vp=14,809 cf

35' EXIST. 12"W

EX. 70' R/W

EX. MH #1
RIM=1347.22
INV=1335.95 E
INV=1335.85 W

GRAPHIC SCALE
1" = 50'

50 25 0 50 100

EAST MEWES ROAD

Bowman
CONSULTING

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Phone: (480) 829-9830
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

PRELIMINARY GRADING
CONTRERAS FARMS

MARICOPA COUNTY
GILBERT, ARIZONA

PROJECT NUMBER
152334
D. TROY PETERSON
DATE: 11/19/2018
EXPIRES: 3/31/2020

PLAN STATUS

DATE	DESCRIPTION
JAS	JAS DTP
DESIGN	DRAWN CHKD
SCALE	H: 1"=60' V:
JOB No.	050447
DATE :	11.19.2018

GD01
SHEET 01 OF 1

Bowman Consulting Group, Ltd.
1295 West Washington Ste 108
Tempe, Arizona 85281

Phone: (480) 629-9830

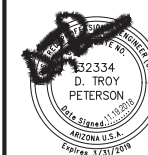
www.bowmanconsulting.com

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MARICOPA COUNTY

GILBERT. ARIZONA

PROJECT NUMBER



PLAN STATUS

DATE	DESCRIPTION	
JAS DESIGN	JAS DRAWN	DTP CHKD
SCALE	H: 1"=60' V:	

JOB No. 050447

DATE : 11.19.2018

GD01

SHEET 01 OF 1